

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Industrial/IT Park use zone to Multiple use zone in Sy.Nos.691 (Part), 692 (Part), 693 (Part), 694 (Part), 695, 696, 697, 698, 699, 700 (Part), 701 (Part), 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715 (Part), 716 (Part), 730 (Part), 731, 732, 733, 734, 735 (Part), 736, 737, 780 (Part) and 781 (Part) at Patancheru (V), Patancheru (M), Medak District to an extent of Ac.34-00 Gts. - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 46

**Dated: 26.02.2015.
Read the following:-**

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter No.2400/MP1/Plg./HMDA/2009, dated 2.2.2010.
2. From the Executive Director, APIIC Limited, Letter No.146/DW/D7/IP-PTC/2006, dated 3.9.2010.
3. G.O.Ms.No.20, Industries and Commerce (INF) Department, dated 1.3.2013.
4. Govt. Letter No.21344/I1/2009, MA&UD Dept., dated 2.5.2013.
5. From the I&C (INF) Dept., Letter No.4490/INF/A2/2013, dated 21.10.2013.
6. From the Executive Director, APIIC Limited, Letter No.413/AMW/PTC/IP-PTC/2011, dated 30.10.2013.
7. Govt. Letter No.21344/I1/2009, MA&UD Dept., dated 05.12.2013.
8. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter No.2400/MP1/Plg./HMDA/2009, dated 05.02.2014.
9. Government Memo.No.21344/I1/2009, MA & UD Dept., Dated:26.02.2014.
10. From the MC, HMDA, Hyderabad, Lr.No.2400/MP1/Plg/HMDA/2009, Dated:30.06.2014.
11. Government Lr.No.21344/I1/2009, MA & UD Dept., Dated:08.08.2014.
12. From the MC, HMDA, Hyderabad, Lr.No.2400/MP1/Plg/HMDA/2009, Dated:21.10.2014.
13. Government Lr.No.21344/I1/2009, MA & UD Dept., Dated:21.01.2015.
14. From the Godrej Real Estate Private Limited, Lr.No. CIN-U452007PTC2168818, dt:03.02.2015.

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ORDER:

The draft variation to the land use envisaged in the Notified Revised Master Plan for Ramachandrapuram Segment issued in Government Memo 9th read above, was published in the extraordinary issue of the Andhra Pradesh Gazette No.119, Part-I, dated 07.03.2014. The draft notification was issued subject to certain conditions and one of the condition was that denotification of IT SEZ by Government of India before confirmation of Draft Notification. No objections or suggestions have been received from the public within the stipulated period. Further, the applicant in the reference 14th cited has submitted letter.No.F.1/266/2007 dt.30th January 2015 issued by Ministry of Commerce and Industry Department of Commerce (SEZ Section), Government of India, conveying withdrawal of

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formal approval granted to M/s. Godrej Real estate Pvt. Ltd, for setting up of sector specific SEZ for IT/ITES at Patancheruvu Village, Taluk Sangareddy, Medak District. Further, it is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,37,59,358/- (Rupees one crore thirty seven lakhs fifty nine thousand three hundred and fifty eight only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 03.03.2015**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use in the Notified Revised Master Plan for Ramachandrapuram Segment, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.691 (Part), 692 (Part), 693 (Part), 694 (Part), 695, 696, 697, 698, 699, 700 (Part), 701 (Part), 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714 (Part), 715 (Part), 716(Part), 730 (Part), 731, 732, 733, 734, 735 (Part), 736, 737, 780 (Part) and 781 (Part) of Patancheru Village, Patancheru Mandal, Medak District to an extent of Ac.34-00 Gts, which is presently earmarked for Industrial / IT Park use zone in the Notified Revised Master Plan for Ramachandrapuram Segment is designated as Multiple use zone, subject to the conditions stipulated in G.O.Ms.No.20, Industries and Commerce (INF) Department, dated 1.3.2013 and also subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
- 10.that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- 11.that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
- 12.that the above change of land use is subject to the condition that may be applicable under the Ceiling Act.
- 13.that the applicant should left over the 30.0 Mtrs Recreational / Green Buffer zone from the boundary of FTL and Saki cheruvu and 2.0 Mtrs buffer strip either side of the Channel as shown in the EE Irrigation Plan.
- 14.that the applicants shall pay all necessary fees and charges related and upto date property tax, to be payable to APIIC if any, by M/s.Godrej Real Estate Private Limited and they should obtain necessary approvals from the competent authorities.
- 15.that the applicant shall follow all conditions stipulated in G.O.Ms.No.20 Industries and Commerce (INF) Department, dated 1.3.2013.
- 16.that the applicant shall provide minimum 100 Mtrs., green belt zone to separate the Industries that may exist on the remaining three sides of the site as mentioned in G.O.Ms.No.20 Industries and Commerce (INF) Department, dated 1.3.2013.
- 18.that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

- NORTH : Existing National High Way which leads from Hyderabad to Bombay is proposed to 60.0 Mtrs as notified Master Plan.
- SOUTH : Neighbours land Sy.Nos.693/P, 600, Reddy Mix Plan Sy.Nos.659, 700/P and 701/P vacant land of Patancheruvu (V).

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EAST : Existing Bund of Saki cheruvu.

WEST : Neighbors land of Sy.Nos.779/P, 781/P, 735/P, 728/P, 729/P, 715/P, 714/P, 690/P, 691/P, 692/P and 693/P of Patancheruvu (V).

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M.G. GOPAL
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

The Vice Chairman and Managing Director, TSIC Limited, Hyderabad.

The Industries and Commerce (INF) Department,

The Commissioner,

Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad

Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling,

Hyderabad. (in name cover)

The District Collector, Medak District, Sangareddy.

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//FORWARDED::BY ORDER//

SECTION OFFICER